

**CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
Thursday, October 24, 2019

**CALL TO ORDER** at 6:34 p.m.

**ROLL CALL:** Avis Brown, Kelly Chiarella, Cameron Hoffman, Mikel Kline, Jay Laing, Don Neubaum, and John Quatrini. Quorum established.

**MINUTES:**

- **MOTION** by Mikel to approve the September 19, October 16, and October 23, 2019 Board Meeting Minutes. Second by Kelly. All in favor. Motion passed.

**TREASURER'S REPORT:**

- **MOTION** by Kelly to accept the September Treasurer's Report. Second by Cameron. All in favor. Motion passed.

**COMMITTEE REPORTS:**

Ad Hoc

ARC

Communications

    Newsletter

    Events - **MOTION** by Avis to appoint Megan Hoffman and Scott Gould as co-chairs of the Events Committee. Second by Kelly. All in favor. Motion passed.

Landscaping

Executive – No meeting. No report.

Maintenance

Safety and Security

COBWRA

- **MOTION** by Don to accept the Committee Reports as presented. Second by Cameron. All in favor. Motion passed.

**OLD BUSINESS:**

- **MOTION** by Mikel for the Board of Directors to approve Resolution CCPOA-2019-102401a to hire Vesta to provide property management and accounting services to the CCPOA. Second by Kelly. John **CALLED THE QUESTION**. Roll call: Avis – yes, Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – yes, and John – yes. All in favor. Motion passed.
- **MOTION** by Mikel for the Board of Directors to approve Resolution CCPOA-2019-102402a to hire Security Providers of Florida (SPF) to provide security services to the CCPOA. Second by Don. **MOTION TO AMEND** by Mikel to correct a mistake in the authorization of the

resolution. It should say “Security” not “Property Management”. Second by Don. Roll Call: Avis – yes, Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – yes, and John – yes. All in favor. Motion passed.

- **MOTION** by Jay to prohibit commercial landscapers from working in Cypress Creek on Sunday effective December 1, 2019. Second by Kelly. **MOTION TO AMEND** by Jay to prohibit commercial landscapers from working in Cypress Creek on Sundays, effective January 1, 2020. Roll call: Avis – yes, Kelly, yes, Cameron – yes, Mikel – no, Jay – yes, Don – no, and John – yes. Motion passed 5-2.
- **MOTION** by Jay to table Electronic Voting until the property manager is hired so they can help with this. Second by Kelly. All in favor. Motion tabled.

#### **NEW BUSINESS:**

- **MOTION** by Don to affirm the use of \$13,498 to pay Atlantic Southern for the repair of the potholes and cracks as outlined in their original and change order proposals. These repairs were deemed both a necessary and efficient use of funds to address the Association’s most serious paving/road maintenance needs. Funds for this repair will be allocated as follows: \$2,000 from budgeted Road Maintenance line item and \$11,498 from the Association’s cash reserves (reducing the latter from a balance of about \$211,357 to about \$199,859). The original bid to repair two potholes on Palo Verde was approximately \$2,500. By expanding the scope of work, an additional 21 problem spots were repaired throughout the Association. Second by Mikel. **MOTION TO AMEND** by Kelly to have the whole \$13,498 come out of the Road Reserves and leave the entire \$2,000 in the road maintenance line item to be reallocated at a later date. Second by Jay. Roll Call to Amend the Motion: Avis – yes, Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – no, and John – yes. Amended Motion passes 6-1. Roll Call on the Amended Motion (to affirm payment to Atlantic Southern): Avis – yes, Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. All in favor. Motion was approved as amended.
- **MOTION** by Kelly to appoint Cameron Hoffman as Chair of the Nominating Committee. Second by Avis. All in favor. Motion passed.
- **MOTION** by Kelly to make the Welcome Committee separate from the Events Committee. Second by Don. Don **CALLED THE QUESTION**. Avis – no, Kelly – yes, Cameron – abstained, Mikel – yes, Jay – no, Don – yes, and John – yes. Motion passed 4-2-1.

#### **PUBLIC COMMENT:**

#### **ADJOURNMENT:**

- **MOTION** by Don to adjourn the meeting. Second by Mikel. All in favor. Motion passed. Meeting adjourned.